



**AUSTIN CITY COUNCIL
MINUTES**

**SPECIAL CALLED MEETING
WEDNESDAY, AUGUST 1, 2018**

The City Council of Austin, Texas convened in a Special Called meeting on Wednesday, August 1, 2018, City Hall, 301 W. Second Street, Austin, Texas

Mayor Adler called the meeting to order at 9:14 a.m. Council Member Troxclair was absent.

1. Staff presentation regarding potential agreements with Precourt Sports Ventures, LLC, or its affiliates, related to the construction, lease, and occupancy of a sports stadium and associated infrastructure and development on a city-owned site located at 10414 McKalla Place. (Public comment is permitted on this staff presentation).

Mayor Adler recessed the Council Meeting to go into Executive Session at 10:23 a.m.

EXECUTIVE SESSION

The City Council went into Executive Session, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel, to discuss matters of land acquisition, litigation, and personnel matters as specifically listed on this agenda and to receive advice from Legal Counsel regarding any other item on this agenda.

Mayor Adler stated item 1 would be discussed in Executive Session.

1. Staff presentation regarding potential agreements with Precourt Sports Ventures, LLC, or its affiliates, related to the construction, lease, and occupancy of a sports stadium and associated infrastructure and development on a city-owned site located at 10414 McKalla Place. (Public comment is permitted on this staff presentation).

Executive Session ended and Mayor Adler called the Council Meeting back to order at 3:18 p.m.

1. Staff presentation regarding potential agreements with Precourt Sports Ventures, LLC, or its affiliates, related to the construction, lease, and occupancy of a sports stadium and associated infrastructure and development on a city-owned site located at 10414 McKalla Place. (Public comment is permitted on this staff presentation).

Presentation regarding potential agreements with Precourt Sports Ventures, LLC, was made by Greg Canally, Deputy Chief Financial Officer, Franklin Jones, Jr., Greenberg Traurig Law, Chris Dunleavy, Consultant and Greg Kiloh, Economic Development Department.

The following direction was given to staff to:

- Clarify costs to the City including a list of costs and liability risks to the City.
- Engage in discussions with local soccer groups to explore possible partnerships to identify ways to assist with improvements to local soccer fields which may be of benefit to Precourt.
- Clarify what happens if Precourt terminates the agreement.
- Schedule a briefing on costs and financial liabilities to the City.
- Clarify the impact of terms within the term sheet or contract if adopted by Council on policy decisions of future Councils.
- Clarify the escape clauses contained in the contract.
- Confirm location for temporary site for 2019 pending final construction of stadium.
- Provide more information on the transportation plan and proposed options for shuttling attendees to and from stadium.
- Explore if the project would be eligible for the Mayor Events Fund from the State of Texas.
- Provide information on the timeline for notifying the City if Precourt is unable to obtain funding.
- Provide information on the affordability levels for the affordable housing component.
- Clarify if young women are eligible to participate in the Youth Development League.
- Provide an estimated range for remediation costs (were additional remediation measures determined to be necessary and understanding that costs would be determined by the actual situation).
- Provide details about the 8 acres of “green space, open space and performance areas” accessible to the public. Will the green space and open space include walking/biking trails? Will it include other amenities, and if so, what? When will the space be available? Are the “performance spaces” described here outdoor spaces? If so, please characterize this space and describe how and when it will be accessible to the public.
- Does StadiumCo or another entity plan to program or to collaborate with another entity to program any of the open space for free public events?
- Provide a range for estimated monitoring costs for design and construction. Do the terms have StadiumCo paying for the costs of monitoring associated with the Better Builder program?
- Provide details about invitations to youth soccer groups to visit the site.
- Has StadiumCo approached Pickle Elementary and other nearby schools or the school district(s) to discuss planned or proposed collaborations?
- The 5th bullet on page 8/25 spells out the disposition of any surpluses. Please explain the line: “...if such cost exceeds \$190 million, the PSV may determine how to otherwise apply such surplus.” If the costs were in excess of \$190 million, what would be the circumstances under which there would be a surplus?
- Describe scenarios under which the City would become responsible for increased costs. The language suggests that these could be costs associated with safety, zoning, and city approval processes.
- Provide information about how insurance is handled in other leases of city sites or facilities.
- Do the proposed terms suggest that the city would bear the costs of traffic management, public safety, and other costs associated with the games?

- **Provide information about other revenue-sharing arrangements on city-owned land.**
- **Which entity will pay for signage?**
- **Explain rationale for having the city assume a higher payment to the Capital Repairs Reserve Fund in years six and seven.**
- **Is the expectation that the discussions regarding the training complex would be concluded prior to the stadium agreements?**
- **When would the agreement with regard to the community benefits be drafted?**
- **Are the approved architects and contractors, city-approved architects/contractors?**
- **What will the ticket price range be, and will StadiumCo offer discount tickets to youth soccer players and students from area colleges and universities?**
- **Provide a list of key executives, their functions and resumes of who would be negotiating for the City.**
- **A list of PSV and MLS Board of Directors and/or advisory board.**
- **Three trade references**
- **A copy of the 2017 audited financial statements, income statement and balance sheet**
- **A copy of the last three years of corporate tax returns**
- **A five-year in gap format pro forma on Austin MLS team operations to include details on stadium revenue and costs with the concert and event revenue specifically separated from soccer revenue.**
- **A personal financial statement for any owner with a 10% interest or greater in the team.**

Mayor Adler adjourned the meeting at 6:25 p.m.

The minutes were approved on this the 23rd day of August 2018 on Council Member Alter's motion, Council Member Casar's second on an 11-0 vote.